



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

(TEMPORARY WORKING SPACE EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.009

**DESCRIPTION FOR PARCEL 4558.52 TWSE**

LEGAL DESCRIPTION OF A 0.096-ACRE (4,169 SQUARE FOOT) TRACT OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 14.025-ACRE TRACT OF LAND CONVEYED TO JADCO DEVELOPMENT INC. BY QUITCLAIM DEED EXECUTED MAY 3, 2002 AND RECORDED IN DOCUMENT NO. 2002088103 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.096-ACRE TRACT BEING COMPRISED OF TWO PARTS, PART 1 CONTAINING 0.071 ACRE (3,092 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.025 ACRE (1,077 SQUARE FEET) OF LAND; SAID PART 1 AND PART 2 AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1 (0.071 ACRE)**

**BEGINNING FOR REFERENCE** on a ½-inch inside diameter iron pipe found in the northwesterly right-of-way line of Bradshaw Road (60-foot right-of-way width), being the southeasterly corner of the above mentioned 14.025-acre tract of land conveyed to Jadco Development Inc. by Document No. 2002088103 of the Official Public Records of Travis County, Texas, same being the northeasterly corner of a called 59.141-acre tract of land, described as Tract II, conveyed to Lennar Buffington Zachary Scott, L.P. in Document No. 2004186026 of the Official Public Records of Travis County, Texas, **THENCE** departing said northwesterly right-of-way line of Bradshaw Road, with the southerly boundary line of said 14.025-acre tract, same being the northerly boundary line of said 59.141-acre tract, S84°43'47"W a distance of 267.67 feet to a calculated point, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,025,215.96, E=3,106,592.99, for the southeasterly corner and **POINT OF BEGINNING** of this tract;

**THENCE** continuing with said southerly boundary line of the 14.025-acre tract, same being said northerly boundary line of the 59.141-acre tract, S84°43'47"W for a distance of 20.23 feet to a 60d nail set for the southwesterly corner of this tract, from which a calculated point, being the southwesterly corner of said 14.025-acre tract, bears S84°43'47"W a distance of 71.48 feet to a calculated angle point and S85°19'47"W a distance of 2.46 feet,

**THENCE** departing said northerly boundary line of the 59.141-acre tract, through the interior of said 14.025-acre tract, N03°19'48"E for a distance of 135.98 feet to a 60d nail set in the northwesterly boundary line of said 14.025-acre tract, same being the southeasterly boundary line of Lot 1, Block A of 151 Acre Tract Subdivision, a subdivision recorded in Volume 101, Page 245 of the Plat Records of Travis County, Texas, having been conveyed to Trident-River Ridge L.L.C. in Document No. 1999106754 of said Official Public Records, for the northwesterly corner of this tract, from which said calculated point being the southwesterly corner of the 14.025-acre tract bears S29°46'25"W for a distance of 164.19 feet;

**THENCE** with said northwesterly boundary line of the 14.025-acre tract, same being said southeasterly boundary line of Lot 1, Block A, N29°46'25"E for a distance of 44.91 feet to a calculated point for the northeasterly corner of this tract;

**THENCE** departing said southeasterly boundary line of Lot 1, Block A, through the interior of said 14.025-acre tract, S03°19'48"W for a distance of 173.16 feet to the **POINT OF BEGINNING** and containing 0.071-acre (3,092 square feet) of land.

## **PART 2 (0.025ACRE)**

**BEGINNING** on a ½-inch diameter iron rod found in the southwesterly right-of-way line of Old Lockhart Highway (right-of-way width varies), being an angle point in the northeasterly boundary line of the above mentioned 14.025-acre tract of land conveyed to Jadco Development Inc. by Document No. 2002088103, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,026,920.83, E=3,107,516.72, for an angle point and **POINT OF BEGINNING** of this tract;

**THENCE** with said southwesterly right-of-way line, same being said northeasterly boundary line of the called 14.025-acre tract, S23°44'36"E for a distance of 17.27 feet to a calculated point for the most easterly corner of this tract, from which a ½-inch diameter iron rod also found on an angle point in said southwesterly right-of-way line of Old Lockhart Highway, same being an angle point in said northeasterly boundary line of the 14.025-acre tract, bears S23°44'36"E a distance of 96.50 feet;

**THENCE** departing said southwesterly right-of-way line of Old Lockhart Highway, through the interior of said 14.025-acre tract, S74°44'18"W for a distance of 65.37 feet to a calculated point in the northwesterly boundary line of said 14.025-acre tract, same being the southeasterly boundary line of a called 49.729-acre portion of Lot 1, Block A of 151 Acre Tract Subdivision, a subdivision recorded in Volume 101, Page 245 of the Plat Records of Travis County, Texas, said 49.729-acre portion, described as Phase 2, having been conveyed to River Ridge Acquisition Limited Partnership in Document No. 2001219909 of said Official Public Records, for the most southerly corner of this tract;

**THENCE** with said northwesterly boundary line of the 14.025-acre tract, same being said southeasterly boundary line of the 49.729-acre portion of Lot 1, Block A, N29°46'25"E for a distance of 28.30 feet to a 60d nail set for the northwesterly corner of this tract, from which a 60d nail set for the most northerly corner of said 14.025-acre tract, same being the most easterly corner of said 49.729-acre portion of Lot 1, Block A, also being an angle point in said southwesterly right-of-way line of Old Lockhart Highway, bears N29°46'25"E a distance of 50.29 feet;

**THENCE** departing said southeasterly boundary line of the 49.729-acre portion of Lot 1, Block A, through the interior of said 14.025-acre tract, N74°44'18"E for a distance of 42.25 feet to a 60d nail set in said northeasterly boundary line of the 14.025-acre tract, same being said southwesterly right-of-way line of Old Lockhart Road for the northeasterly corner of this tract, from which said 60d nail set for the most northerly corner of said 14.025-acre tract, same being the most easterly corner of said 49.729-acre portion of Lot 1, Block A, bears N25°53'13"W a distance of 36.16 feet;

**THENCE** with said northeasterly boundary line of the 14.025-acre tract, same being said southwesterly right-of-way line of Old Lockhart Road, S25°53'13"E for a distance of 2.97 feet to the **POINT OF BEGINNING** and containing 0.025-acre (1,077 square feet) of land.

BEARING BASIS NOTE

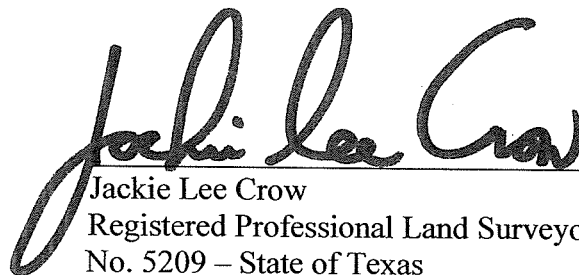
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

**THE STATE OF TEXAS**    §  
   §        KNOW ALL MEN BY THESE PRESENTS:  
**COUNTY OF TRAVIS**       §

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

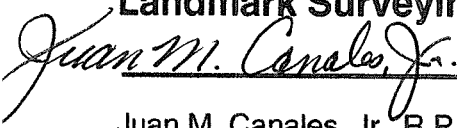
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of July, 2009, A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 – State of Texas



REFERENCES  
MAPSCO 2009 704-G  
AUSTIN GRID NO. H-12  
TCAD PARCEL ID NO. 04-3908-0418  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-04-08

Reviewed and Approved by  
**Landmark Surveying, LP**  
 Date 7-24-09  
Juan M. Canales, Jr., R.P.L.S. No. 4453  
Senior Project Manager

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=300'

## LINE TABLE

NO.	BEARING	DIST.
L1	S 84°43'47" W	20.23'
L2	S 84°43'47" W	71.48'
L3	S 85°19'47" W	2.46'
(L3)	(S 88°18'00" W)	(2.46')
L4	N 03°19'48" E	135.98'
L5	S 29°46'25" W	164.19'
L6	N 29°46'25" E	44.91'
L7	S 03°19'48" W	173.16'
L8	S 23°44'36" E	17.27'
L9	S 23°44'36" E	96.50'
(L8,L9)	(S 20°35'00" E)	(114.06')
L10	S 74°44'18" W	65.37'
L11	N 29°46'25" E	28.30'
L12	N 29°46'25" E	50.29'
L13	N 74°44'18" E	42.25'
L14	N 25°53'13" W	36.16'
L15	S 25°53'13" E	2.97'
(L14,L15)	(S 22°55'00" E)	(114.06')

HOPE ENGINEERING AND SUPPLY COMPANY, VOL. 413, PG. 475, D.R.T.C.T.  
UNITED GAS PIPE LINE COMPANY VOL. 2245, PG.384, D.R.T.C.T.  
VALERO TRANSMISSION COMPANY VOL. 9606, PG. 312, R.P.R.T.C.T.

## LEGEND

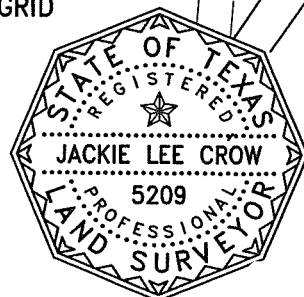
- 1/2 " INSIDE DIA. IRON  
IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- R.P.R.T.C.T. REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS  
OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS

## BEARING BASIS:

THE COORDINATES AND BEARINGS  
SHOWN HEREON ARE BASED ON  
THE TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL  
ZONE, NAD83(CORS). THE  
COORDINATES WERE ESTABLISHED  
FROM CITY OF AUSTIN  
REFERENCE POINT "F-11-3001"  
HAVING COORDINATE VALUES OF  
N=10,022,636.88,  
E=3,098,305.34 AND CITY OF  
AUSTIN REFERENCE POINT  
"F-11-2001" HAVING  
COORDINATE VALUES OF  
N=10,023,831.79,  
E=3,098,416.36. DISTANCES  
SHOWN HEREON ARE GRID.

JULY 22, 2009

LENNAR BUFFINGTON  
ZACHARY SCOTT, L.P.  
DOC. NO. 2004186026  
O.P.R.T.C.T.  
TRACT II  
(59.141 ACRES)



POINT OF BEGINNING PART 2  
N=10,026,920.83  
E=3,107,516.72  
GRID

RIVER RIDGE ACQUISITION  
LIMITED PARTNERSHIP  
DOC. NO. 2001219909  
O.P.R.T.C.T.  
(PHASE 2, 49.729 ACRES)

LOT 1, BLOCK A  
151 ACRE TRACT SUBDIVISION (+/-136)  
VOLUME 101, PAGE 245  
P.R.T.C.T.

TRIDENT-RIVER RIDGE L.L.C.  
DOC. NO. 1999106754  
O.P.R.T.C.T.  
(REMAINDER OF  
137.342 ACRES)

PARCEL 4558.52  
TEMPORARY WORKING  
SPACE EASEMENT  
PART 2  
0.025 AC.  
1,077 SQ. FT.

OLD LOCKHART  
ROAD  
(ROW VARIES)

CURTIS B. FIGER AND WIFE,  
BILLIE JO FIGER  
VOL. 2685, PG. 112  
D.R.T.C.T.  
(10 ACRES)

PARCEL 4558.52  
TEMPORARY WORKING  
SPACE EASEMENT  
PART 1  
0.071 AC.  
3,092 SQ. FT.

JADCO DEVELOPMENT, INC.  
DOC. NO. 2002088103  
O.P.R.T.C.T.  
(14.025 ACRES)

BRADSHAW ROAD (60' ROW)  
BEGIN FOR  
REFERENCE  
PART 1

POINT OF  
BEGINNING PART 1  
N=10,025,215.96  
E=3,106,592.99  
GRID

DATE: 07-22-09  
DRAWN BY: J CROW  
MAI JOB NO.: 396-04-08  
REFERENCE:

J:\JOBS\URS\396-04-08 SouthH35\DWG\4558.52 TWSE.dwg

MACIAS & ASSOCIATES, L.P.  
LAND SURVEYORS

Exhibit "B"  
Page 5 of 5

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STIN, TEXAS 78745 PH. (512)442-7875  
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